



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

Office 769-888-2522



59.07± Acres with Cabin/Home
Webster County, MS
\$359,900

Property Profile

The Webster 59.07

Location:

- 1566 MS Hwy 404 Duck Hill, MS 38925
- Webster County
- Approximately 13 Miles East of Duck Hill

Coordinates:

- 33.656, -89.4945

Property Information:

- 59.07± Acres
- Highway 404 Frontage
- Beautiful 1,700± SF, 3 Bed, 2 Bath Cabin/ Home
- Completely Renovated August 2023
- Mature Timber
- Cropland Producing Annual Income
- East Fork Bogue Creek Traverses the Property
- Excellent Hunting Opportunities

Property Use:

- Home/Cabin Site
- Investment
- Hunting
- Recreational

Tax Information: 2022 Taxes \$221.65

- Parcel #: 0390003003.00



MICHAEL OSWALT | PRINCIPAL BROKER
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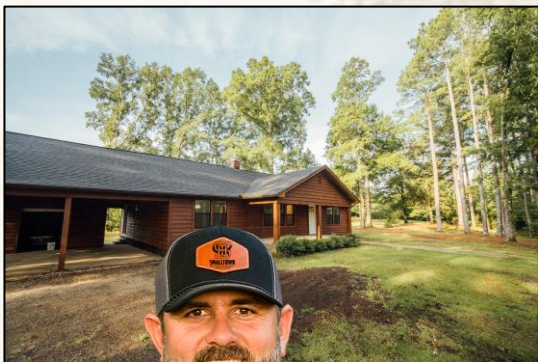


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BARRY HOLT | LAND SPECIALIST
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The Webster 59.07 offers everything you could imagine: a cabin/home, timberland, row crop, creek, and great hunting! This Duck Hill cabin, completely renovated in August 2023, is situated on 59.07± acres in Webster County, Mississippi. When you arrive, you will be welcomed with a tastefully designed 1,700± square foot, three bedrooms, two bath cabin and a yard full of soaring mature timber. The interior is perfect with an inviting, spacious living area, a new kitchen, complete with all new appliances, new floors, new bathrooms, a new HVAC, new roof, new electrical, new plumbing, new windows and exterior doors, new siding, new lights and fans, new septic tank with all lines, and fresh paint throughout. Outside, you will find covered parking, a storage room, and an exterior of natural wood that really completes the cabin feel. Utilities are provided by Delta Electric and Hayes Creek Water Association, with a propane tank included. Just down from the cabin is an old pond that could be cleaned up and stocked for fishing fun. The property enjoys over one-half mile of paved road frontage along Highway 404 with three entrances allowing for easy access to your favorite hunting property. Approximately 14 acres of row cropland produce \$2,800 annual income. You have the option of continuing the farm lease or converting to pasture for your livestock. Another highlight of this property is the hardwood bottom running along the East Fork Bogue Creek, ensuring additional family fun. The property is conveniently located approximately 26 miles SE of Grenada Lake and 18 miles east of Camp McCain. If you've been looking for a cabin getaway or a home with acreage in the Webster County countryside, call Michael Oswalt or Barry Holt for your private showing today.



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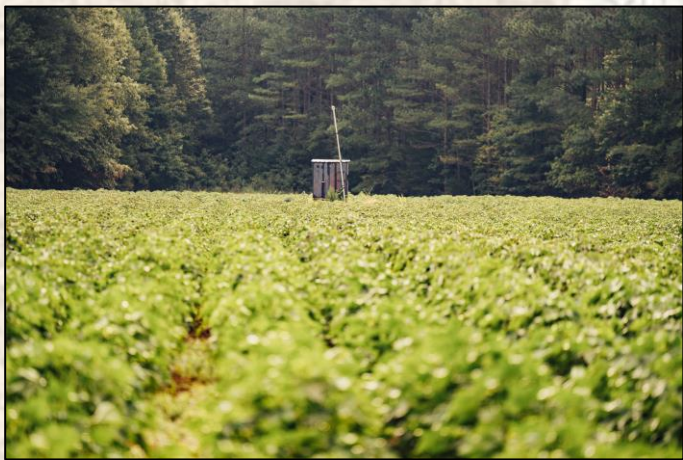
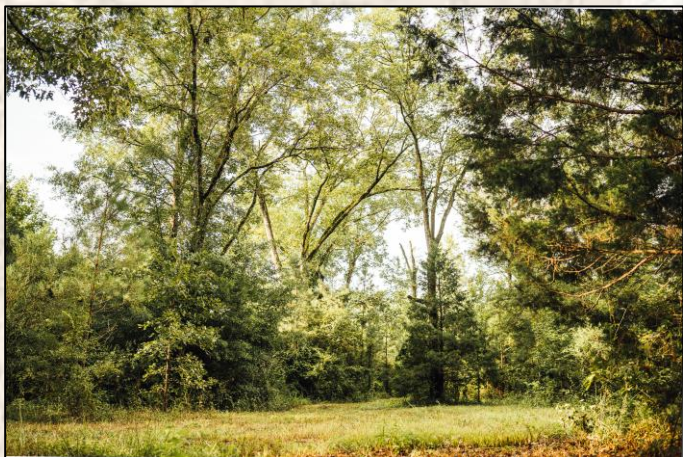
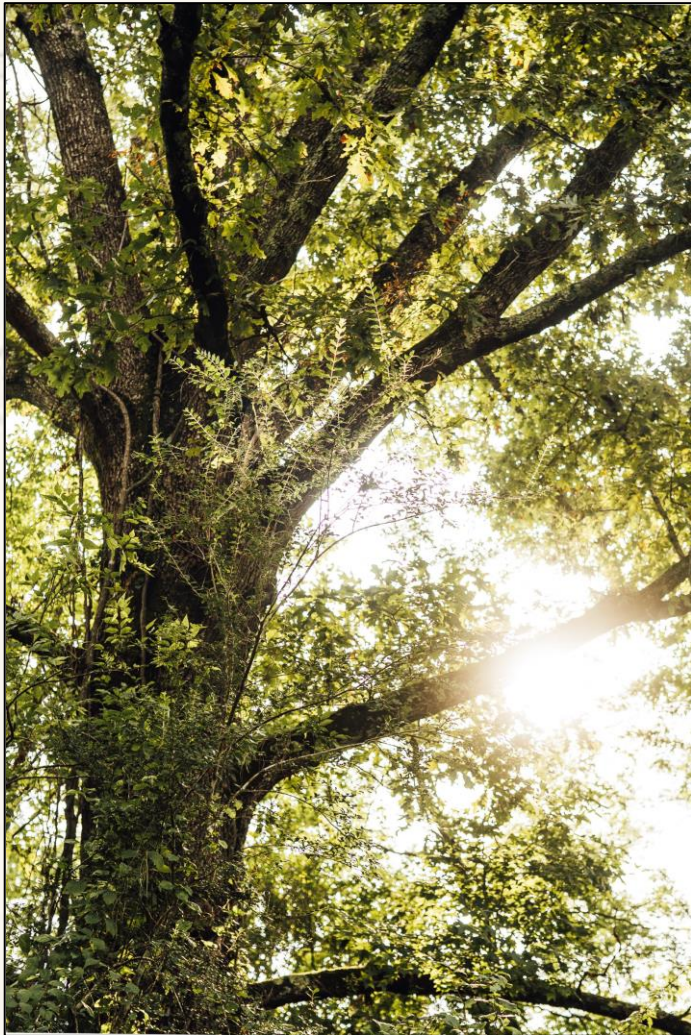
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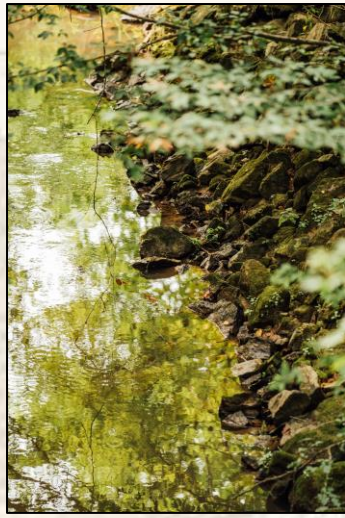
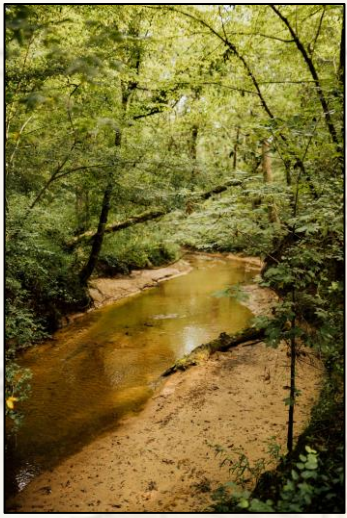
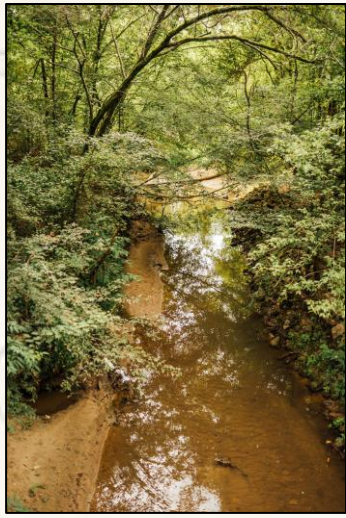
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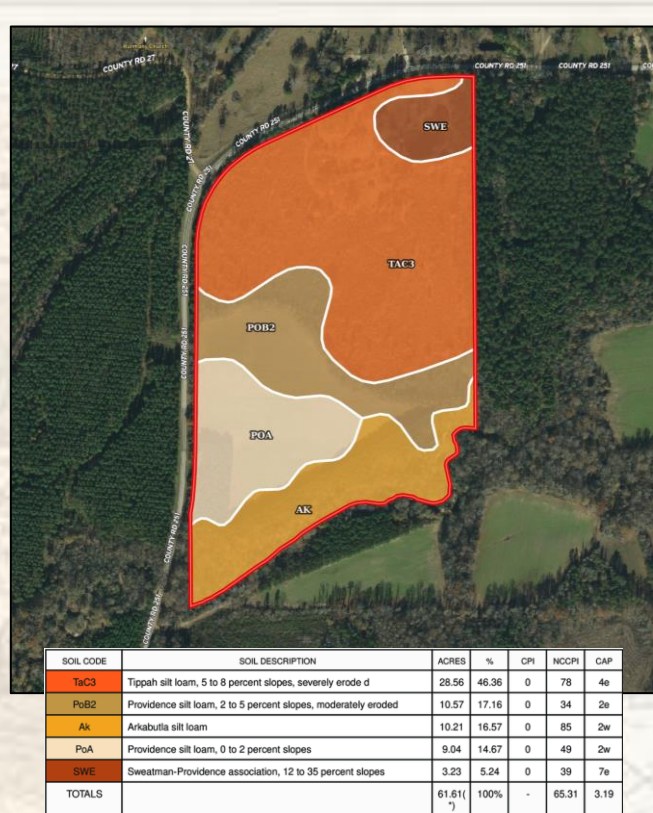
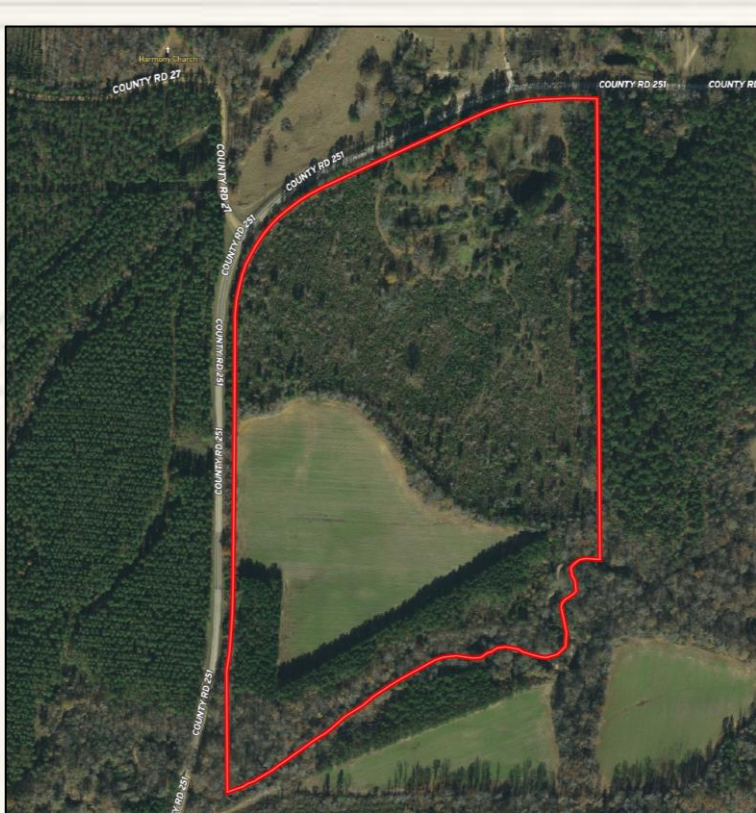
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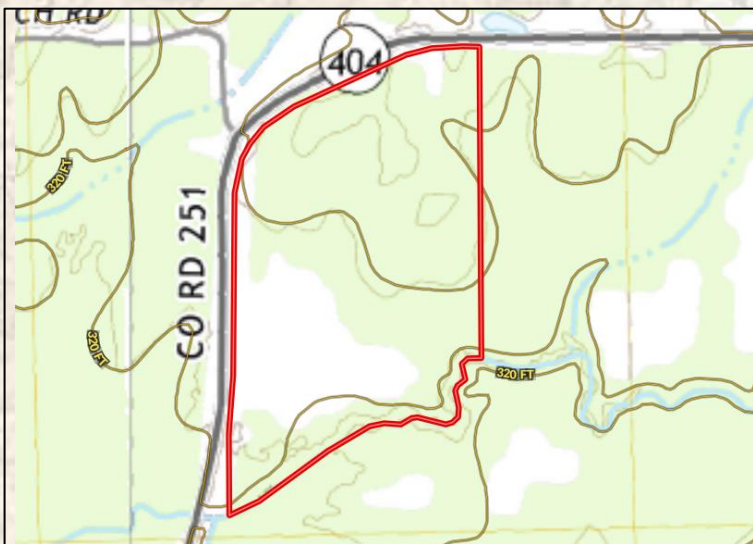
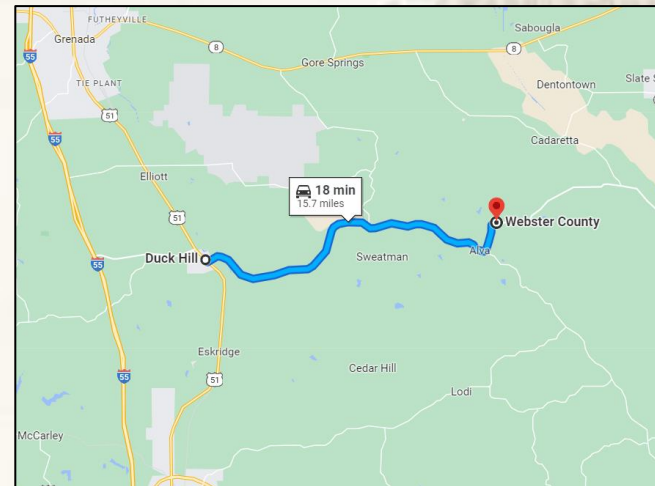
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MapRight Link



Google [Maps](#) Directions



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